



## Lilac Lodge,

16 Nugent Road,  
Churchtown, Dublin 14



3 Bedroom Semi Detached Bungalow  
c.105sq.m. / 1,130sq.ft.



**FINNEGAN**  
Menton

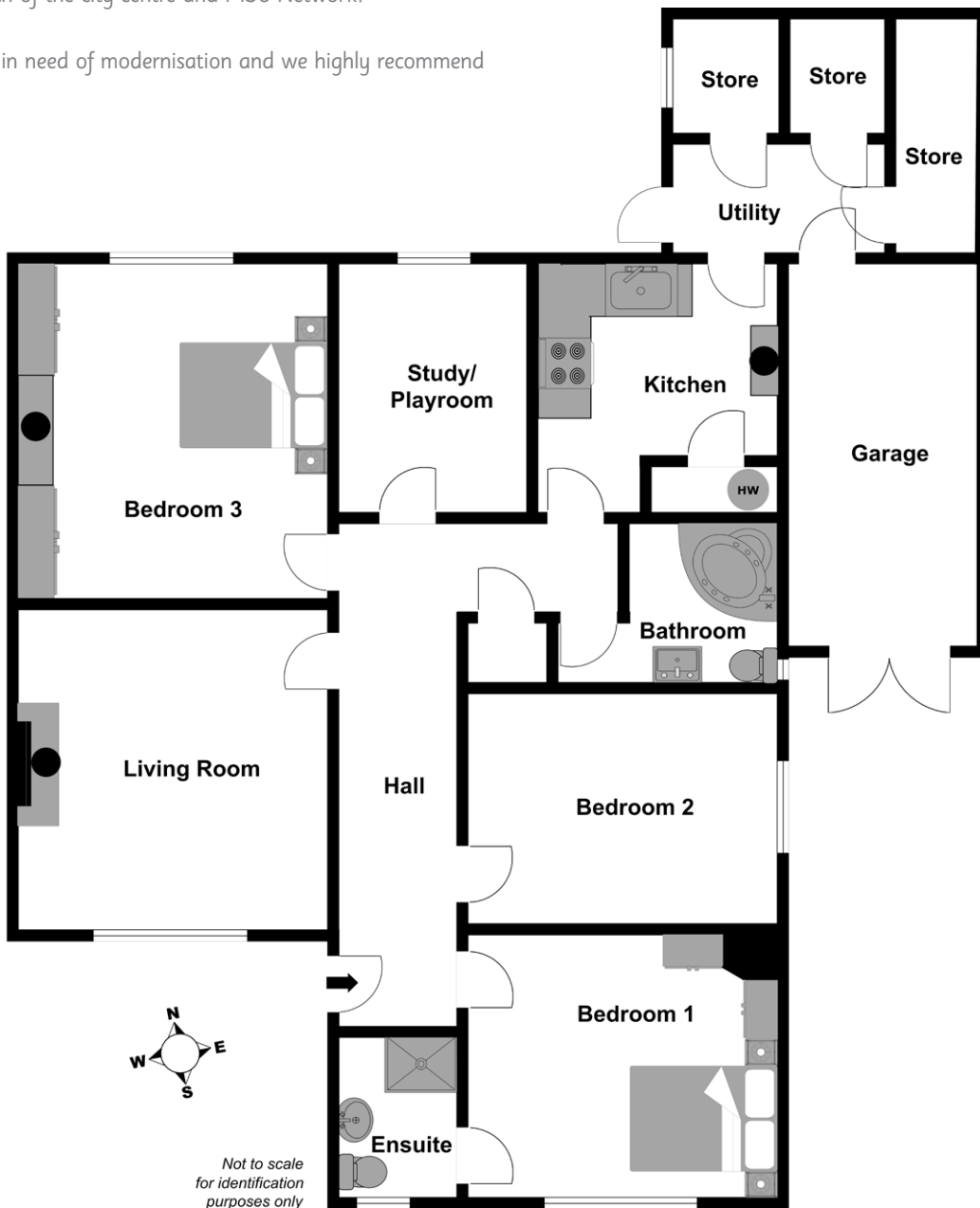
## Description:

Finnegan Menton presents 16 Nugent Road, Churchtown an original 3 bedroom semi detached bungalow extending to circa 105sq.m. with the garage an additional 11sq.m. This house has a large rear garden which offers excellent potential to either extend onto the rear or into the attic space subject to the necessary planning permission being granted with the local authority.

The overall plot is 40ft. wide by 140ft. long and this really offers a blank canvas for the next family to transform the potential it offers.

Nugent Road in Churchtown is well located to shops, schools and within easy reach of the city centre and M50 Network.

This property is in need of modernisation and we highly recommend a viewing.



## Location:

Churchtown in Dublin 14 is a popular residential suburb located between Rathfarnham and Dundrum. Convenient to Nutgrove Shopping Centre and Dundrum Town Centre. It is approximately 6km south of the city centre and near the Braemore Road (R112) and the M50.

Excellent schools in Churchtown area include the Good Sheperd National School, De La Salle College, Notre Dame de Missions.



Floor Area: c.105sq.m. / 1,130sq.ft.

## Entrance Hall

c.6.36m x 1.47m

Timber floor.

## Living Room

c.3.96m x 3.80m

Fireplace currently sealed over, timber floor.

## Kitchen

c.2.92m x 2.49m

Tiled floor, timber fitted kitchen presses, there was originally a stove in the kitchen currently sealed over.

## Study / Playroom

c.2.30m x 2.30m

Timber floor.

## Bathroom

c.1.97m x 1.81m

WC, whb, shower, tiled walls and floors.

## Bedroom 1 (front)

c.3.76m x 3.23m

Double bedroom, fitted wardrobes, timber floors.

## Ensuite

c.1.94m x 1.49m

WC, whb, shower, tiled.

## Bedroom 2 (middle)

c.3.81m x 2.86m

Double bedroom, timber floors.

## Bedroom 3 (back)

c.4.13m x 3.80m

Double bedroom, fitted wardrobes, timber floors. Fireplace currently sealed over.

## Utility Room

c.3.70m x 2.83m

## Garage

c.4.77m x 2.32m

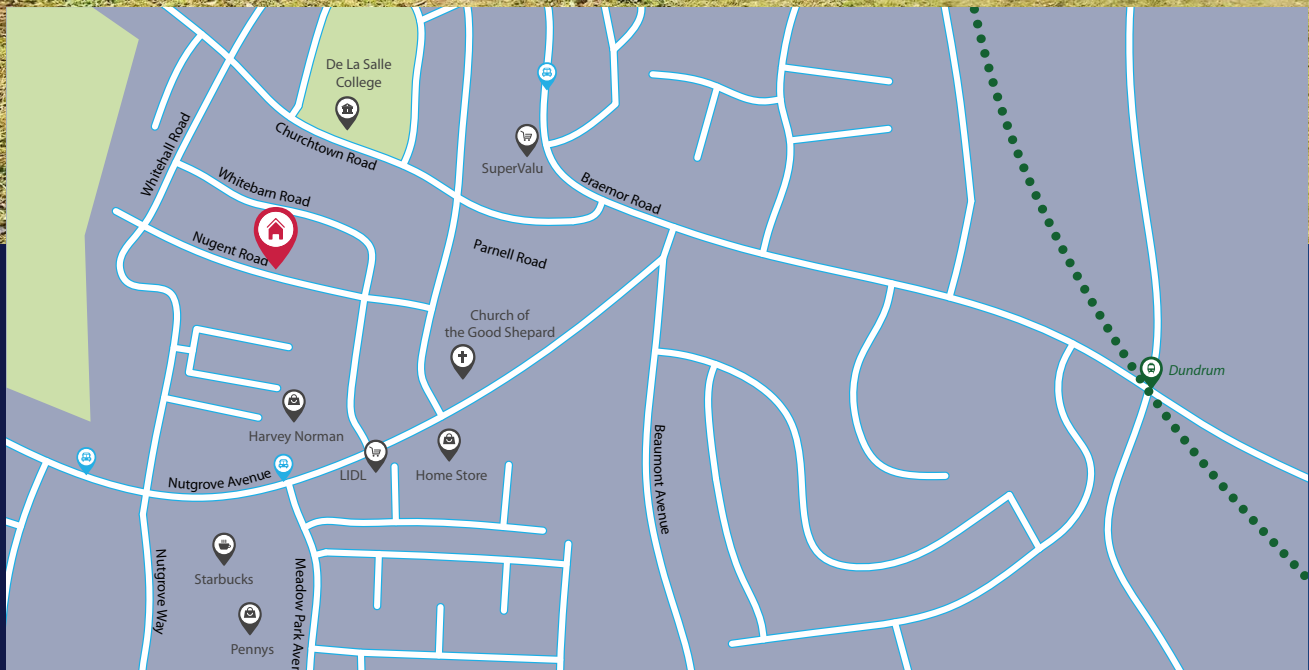
This space is not included in the house area and is an additional 11sq.m.

## Outside

Garden & driveway to the front with North facing rear garden.







## Features:

- Executors Sale
- Original 3 bedroom bungalow with garage & big attic space.
- House is c.105 sq.m. / c.1,130sq.ft.
- Garage is an additional 11sq.m. / 118sq.ft.
- Large rear garden.
- 5 minute walk to the Good Sheperd National School & De La Salle College.
- Adjacent Castle Golf Club.
- Mature Churchtown location.
- Built in late 1940's / early 1950's.

## BER:

B.E.R.: G 554.73 kWh/m<sup>2</sup>/yr  
B.E.R. Number: 110608353

## Price:

On Application.

## Heating:

Electric heating.

## Viewing:

By appointment only with sole agents Finnegan Menton  
Contact Glenn Burrell on 01 614 7900



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